

PerryBishop

PROPERTY MADE PERSONAL



Kingshead House, Ermin Way, Birdlip, Gloucestershire, GL4 8JH

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Ermin Way, Birdlip, Gloucestershire, GL4 8JH

Key Features



5
Bedrooms



2
Bathrooms



3
Receptions

- Substantial period house nearing 4000 sq ft
- Five bedrooms
- Delightful countryside views
- Large mature gardens and paddock in all 2.12 acres
- Large driveway providing ample off road parking
- Wealth of character features
- Excellent access for Cheltenham, Gloucester, Cirencester and the M5 motorway

About the property

Kingshead House is a most stunning and substantial period residence steeped in history and approaching 4000 sq. ft of accommodation.

Enjoying a tranquil setting overlooking open countryside, with mature gardens and paddock in all 2.12 acres. Located within the ever-popular Cotswold village of Birdlip, the property offers excellent commuter access to Cheltenham, Gloucester, Stroud, Cirencester and the M5 motorway.

Offering a wealth of character features the well-proportioned light and airy accommodation is arranged over three floors and briefly comprises of an attractive porch which leads through to a 19ft reception hall/room with a bay window to the front. This is a lovely entertaining space with a bar at one end and leads through to the impressive 22ft sitting room with an attractive bay window, exposed beams, and a fireplace with an inset wood-burning stove. The 18ft dining room

has a charming flagstone floor and a large inglenook fireplace with an inset wood-burning stove. This room also gives access to the large cellar currently divided into two large rooms. The 16ft kitchen/breakfast room has a terracotta tiled floor and ample room for a table and chairs with a door to the outside and access to the adjacent utility room and downstairs cloakroom.

On the first floor, the landing leads to four double bedrooms. The 16ft master bedroom with a bay window, a range of fitted wardrobes plus an en suite shower room. Adjoining this room is a further large double bedroom measuring 19' again with a lovely bay window. There are a further two double bedrooms, one of which is fabulous with a dual aspect to the rear of the property overlooking the gardens and paddock. The family bathroom is of a generous size with a bath and separate shower cubicle.

On the second floor are two loft rooms, one currently used as a home office/bedroom five measuring 19' and the other an impressive 31'.

Outside the property enjoys a delightful southerly rear aspect with ample driveway parking to the side and a larger driveway at the rear of the garden next to the paddock. The rear garden is enclosed and offers a good degree of privacy and has a wonderful view across open farmland. The garden is predominately laid to lawn with well-stocked flower/shrub borders and a paved patio offering a place to sit and relax. The paddock is fenced and in all the plot measures 2.12 acres.

Amenities

Birdlip is a Cotswold village around 6 miles south of Cheltenham, 8 miles south east of Gloucester and



provides good access to Cirencester, Swindon and M4, as well as A40 for Oxford and London. The village has a much sought-after primary school and a traditional Inn at The Royal George Hotel. Out of the village, the Cotswold Way runs through a designated area of outstanding natural beauty. A major supermarket is available a few miles away in Brockworth.

Directions

From Cheltenham town centre proceed via Leckhampton onto Shurdington Road. At the A417 junction take the left hand exit for Birdlip. At the top of the hill with the Air Balloon pub, take the second exit to your right for Birdlip and Cirencester take the first turning on the right signposted Birdlip/Stroud. Continue along turning first right into the village, you will find the property on the left hand side identified by our for sale board.

Services & Tenure

The Tenure is Freehold. Mains electricity, water and drainage are connected. Oil-fired central heating is provided.

Local Authority

Cotswold District Council.

Council Tax Band – F

Our reference

LECK/GW/KW/11/04/2023

We'd love to hear from you

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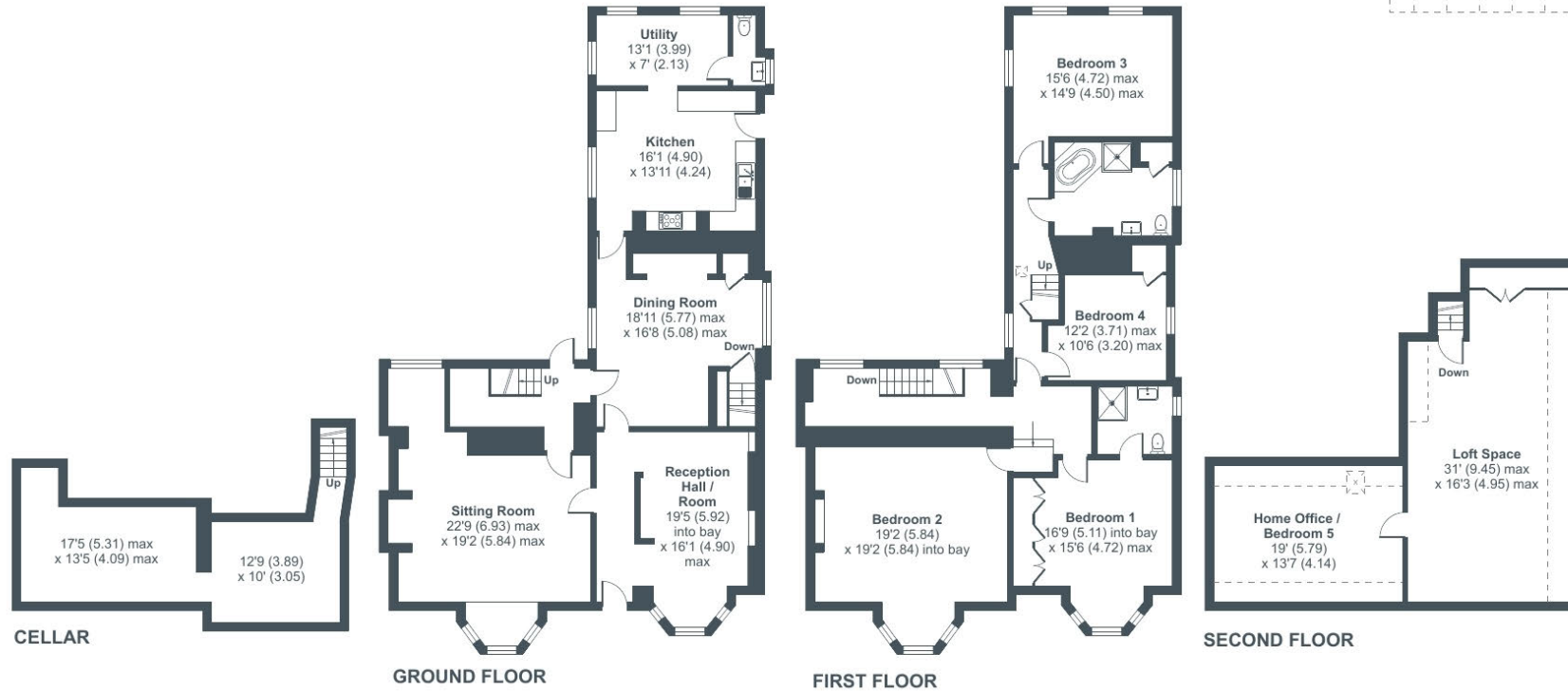
Kingshead House, Birdlip, Gloucester, GL4

Approximate Area = 3789 sq ft / 352 sq m
 Limited Use Area(s) = 164 sq ft / 15.2 sq m
 Total = 3953 sq ft / 367.2 sq m

For identification only - Not to scale

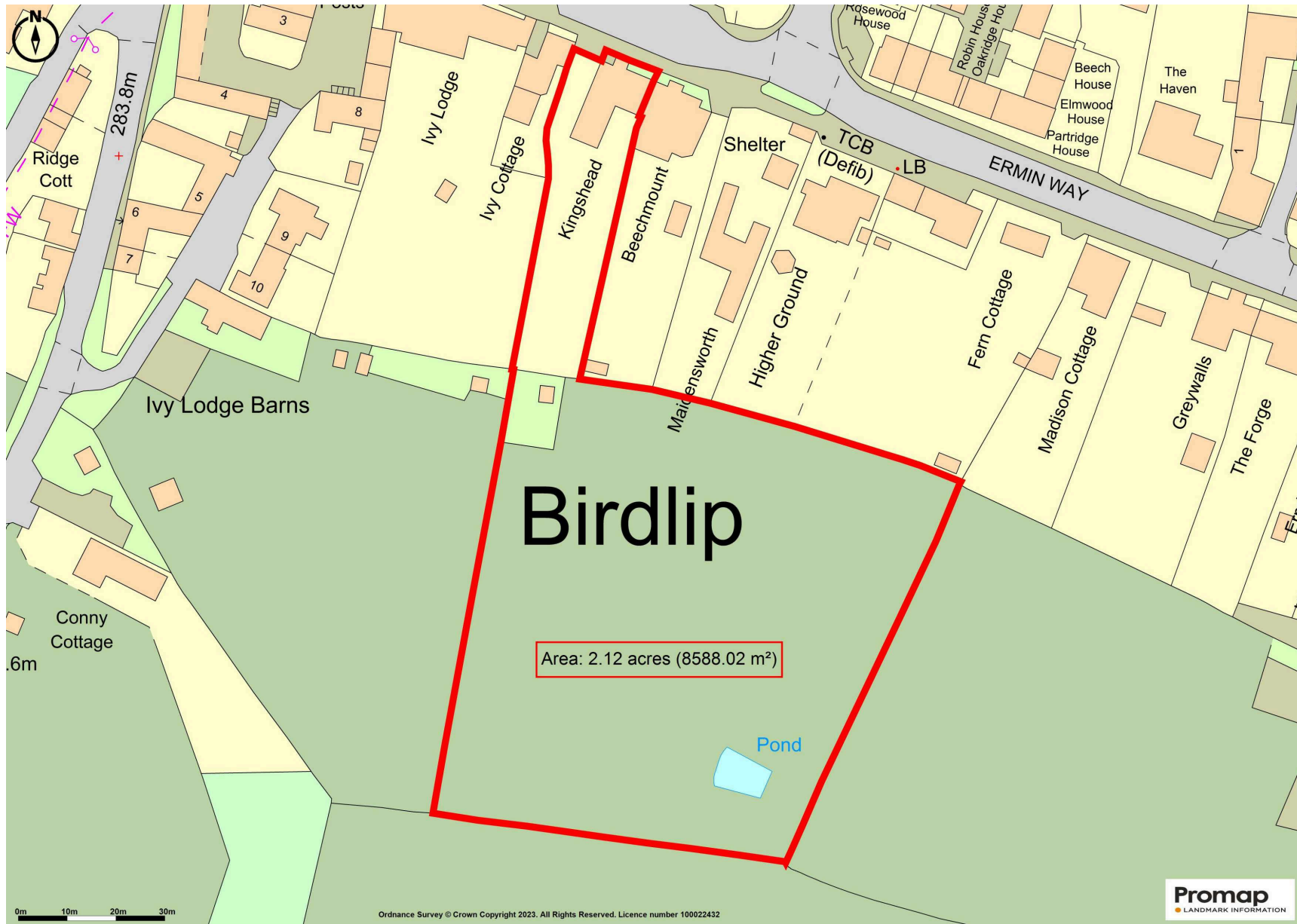


Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Perry Bishop & Chambers. REF: 967516







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